

3300 PARK - FY2025 Proposed Annual Budget

From: David A. Lewis Jr. (davlew1965@aol.com)

Cc: davlew1965@aol.com; mdonadeo@aol.com

Date: Friday, January 10, 2025 at 12:59 PM EST

Dear Unit Owners – Per the Notice and Agenda that has been sent to you today from the Association’s Secretary, Diana Rivera McCoy, a special meeting of the Association has been called to present and vote the proposed Annual Budget of the Association. Attached is a one-page summary [**3300 PARK - Abridged Proposed FY2025 Budget**] detailing actual results from FYE 2021 through 2024, along with a more detailed 35-page budget [**3300 PARK - FY2025 Proposed Budget (Rev 010425)**]; which contains the proposed FY2025 Operating Budget and a narrative explaining each income and expense item used to compile the proposed FY2025 budget. **Please be advised that in order to pay for contracted services, property insurance, real estate taxes, reserve funding, and perform general repairs and maintenance, a 20% increase in condominium fees is recommended and proposed.**

As a unit owner, below are a few key points to consider when deciding whether or not to vote for approval of the condominium fee increase:

- **Inflation and Rising Costs:** **Since the last condominium fee increase in 2018**, inflation and the rising costs of goods and services have impacted the expenses associated with maintaining the condominium complex. A 20% increase is necessary to keep up with these economic changes and ensure that the complex can continue to operate smoothly.
- **Essential Services and Maintenance:** The proposed budget increase is crucial to cover contracted services, insurance, annual reserve funding, and real estate taxes. These are essential components of maintaining the quality and safety of the condominium complex. Without adequate funding, the complex may face challenges in providing necessary services and maintaining property standards.
- **Long-term Financial Stability:** Approving the budget increase will help ensure the long-term financial stability of the condominium complex. By addressing the funding needs now, the complex can avoid potential financial shortfalls in the future, which could lead to more significant issues or even higher increases later on.
- **Improvement and Value Preservation:** A well-funded budget allows for regular maintenance and potential improvements to the property, which can enhance the living experience for residents and preserve or even increase property values. Investing in the complex now can yield benefits for all residents in the long run.

As Treasurer, I also plan to host an informational session via ZOOM, prior to the Special Meeting scheduled for Thursday, January 30th. If you cannot make the pre-ZOOM informational session, please do not hesitate to contact me via email or mobile to ask your questions in advance of the Special Meeting.

Have a great day.

Mr. David A. Lewis, Jr., Treasurer
3300 Park Avenue Condominium Association Inc.
(203) 260-6864



3300 PARK - Abridged FY2025 Proposed Budget.pdf
459.6kB



3300 PARK - FY2025 Proposed Budget (Rev 010425).pdf
5.2MB

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

HISTORICAL ACTUALS & PROPOSED FY2025 ANNUAL BUDGET

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	2025
	Actual	Actual	Actual	Actual	Budget
INCOME/REVENUE					
Condominium Fee Income	\$ 147,316.33	\$ 147,461.11	\$ 147,520.80	\$ 147,520.80	\$ 174,566.28
Assessment Income	20,839.44	12,156.34	-	-	-
Late Fee Income	-	275.00	-	-	-
Reimbursement of Expense	324.00	100.00	200.00	3,400.00	-
Interest Income	32.70	392.11	12.12	12.40	-
Miscellaneous/Other Income	-	732.64	1,471.64	1,225.64	-
Total Income	\$ 168,512.47	\$ 161,117.20	\$ 149,204.56	\$ 152,158.84	\$ 174,566.28
EXPENSES					
Administrative Expense					
Administrative	\$ 401.96	\$ 397.22	\$ 391.00	\$ 582.97	\$ 500.00
Management Fees	9,100.00	10,400.00	11,000.00	11,000.00	12,000.00
Accounting/Audit	2,150.00	1,740.00	1,362.00	1,011.00	1,350.00
Legal & Professional Fees	-	-	-	-	6,000.00
Federal/State Taxes	-	-	382.00	432.16	-
Bank Service Charges	37.00	-	15.04	5.00	40.00
Total Administrative	\$ 11,688.96	\$ 12,537.22	\$ 13,150.04	\$ 13,031.13	\$ 19,890.00
Operational Expenses					
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	2,194.63	2,656.67	2,573.48	3,240.42	3,500.00
Gas	970.11	299.10	1,022.28	498.98	1,000.00
Water / Sewer (WPCA)	1,416.48	660.44	867.83	369.00	950.00
Refuse Removal	6,569.76	8,061.12	9,297.36	10,292.04	11,585.00
Exterminating	2,455.00	-	-	-	800.00
Other Landscaping & Gutter Cleaning	1,880.00	750.00	-	-	-
Snow Removal & Landscaping Contract	27,462.81	41,857.46	37,601.65	42,285.91	35,480.00
Repairs & Maintenance Supplies (Common Area)	28,359.69	16,485.08	32,951.72	24,876.76	21,411.28
Pool Maintenance	9,212.39	9,455.83	9,801.09	11,146.26	11,650.00
Electrical/Plumbing Repairs	-	-	-	-	3,000.00
Property Insurance	44,587.60	36,426.00	38,986.00	42,983.00	44,500.00
Real Estate Taxes (Open Lot)	3,683.25	3,284.82	3,284.82	4,927.23	3,300.00
Other Expense	-	8.18	-	-	-
SIBT Mortgage	1,927.69	347.02	-	-	-
Other - Transfer to Reserve	-	-	-	-	17,500.00
Total Operational	\$ 130,719.41	\$ 120,291.72	\$ 136,386.23	\$ 140,619.60	\$ 154,676.28
Total Admin & Operational Expense	\$ 142,408.37	\$ 132,828.94	\$ 149,536.27	\$ 153,650.73	\$ 174,566.28
NET OPERATING INCOME	\$ 26,104.10	\$ 28,288.26	\$ (331.71)	\$ (1,491.89)	\$ -
CAPITAL EXPENSES					
Roof/Flashing Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-
Painting & Other Capital Improvements	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ 26,104.10	\$ 28,288.26	\$ (331.71)	\$ (1,491.89)	\$ -

3300 PARK AVENUE CONDOMINIUM
2025 OPERATING BUDGET

TO BE PRESENTED AT A SPECIAL OWNER'S MEETING
THURSDAY, JANUARY 30, 2025 @ 6:30pm

BRIDGEPORT PUBLIC LIBRARY NORTH BRANCH
3455 MADISON AVENUE
BRIDGEPORT, CT 06606

Prepared For:

The Board of Directors & Association Members
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.
3300 Park Avenue
Bridgeport, Connecticut 06604

Prepared By:

Mr. David A. Lewis, Jr. Treasurer
3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.
3300 Park Avenue, #27
Bridgeport, Connecticut 06604
(203) 260-6864

3300 PARK AVENUE CONDOMINIUM

2025 ANNUAL BUDGET

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SECTION I

HISTORICAL ACTUALS (FY2021-FY2024)
& PROPOSED ANNUAL BUDGET

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

HISTORICAL ACTUALS & PROPOSED FY2025 ANNUAL BUDGET

	FYE 2021	FYE 2022	FYE 2023	FYE 2024	2025
	Actual	Actual	Actual	Actual	Budget
INCOME/REVENUE					
Condominium Fee Income	\$ 147,316.33	\$ 147,461.11	\$ 147,520.80	\$ 147,520.80	\$ 174,566.28
Assessment Income	20,839.44	12,156.34	-	-	-
Late Fee Income	-	275.00	-	-	-
Reimbursement of Expense	324.00	100.00	200.00	3,400.00	-
Interest Income	32.70	392.11	12.12	12.40	-
Miscellaneous/Other Income	-	732.64	1,471.64	1,225.64	-
Total Income	\$ 168,512.47	\$ 161,117.20	\$ 149,204.56	\$ 152,158.84	\$ 174,566.28
EXPENSES					
Administrative Expense					
Administrative	\$ 401.96	\$ 397.22	\$ 391.00	\$ 582.97	\$ 500.00
Management Fees	9,100.00	10,400.00	11,000.00	11,000.00	12,000.00
Accounting/Audit	2,150.00	1,740.00	1,362.00	1,011.00	1,350.00
Legal & Professional Fees	-	-	-	-	6,000.00
Federal/State Taxes	-	-	382.00	432.16	-
Bank Service Charges	37.00	-	15.04	5.00	40.00
Total Administrative	\$ 11,688.96	\$ 12,537.22	\$ 13,150.04	\$ 13,031.13	\$ 19,890.00
Operational Expenses					
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	2,194.63	2,656.67	2,573.48	3,240.42	3,500.00
Gas	970.11	299.10	1,022.28	498.98	1,000.00
Water / Sewer (WPCA)	1,416.48	660.44	867.83	369.00	950.00
Refuse Removal	6,569.76	8,061.12	9,297.36	10,292.04	11,585.00
Exterminating	2,455.00	-	-	-	800.00
Other Landscaping & Gutter Cleaning	1,880.00	750.00	-	-	-
Snow Removal & Landscaping Contract	27,462.81	41,857.46	37,601.65	42,285.91	35,480.00
Repairs & Maintenance Supplies (Common Area)	28,359.69	16,485.08	32,951.72	24,876.76	21,411.28
Pool Maintenance	9,212.39	9,455.83	9,801.09	11,146.26	11,650.00
Electrical/Plumbing Repairs	-	-	-	-	3,000.00
Property Insurance	44,587.60	36,426.00	38,986.00	42,983.00	44,500.00
Real Estate Taxes (Open Lot)	3,683.25	3,284.82	3,284.82	4,927.23	3,300.00
Other Expense	-	8.18	-	-	-
SIBT Mortgage	1,927.69	347.02	-	-	-
Other - Transfer to Reserve	-	-	-	-	17,500.00
Total Operational	\$ 130,719.41	\$ 120,291.72	\$ 136,386.23	\$ 140,619.60	\$ 154,676.28
Total Admin & Operational Expense	\$ 142,408.37	\$ 132,828.94	\$ 149,536.27	\$ 153,650.73	\$ 174,566.28
NET OPERATING INCOME	\$ 26,104.10	\$ 28,288.26	\$ (331.71)	\$ (1,491.89)	\$ -
CAPITAL EXPENSES					
Roof/Flashing Replacement	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-
Painting & Other Capital Improvements	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ 26,104.10	\$ 28,288.26	\$ (331.71)	\$ (1,491.89)	\$ -

3300 PARK AVENUE CONDOMINIUM ASSOCIATION

HISTORICAL ACTUALS & PROPOSED FY2025 ANNUAL BUDGET

	FYE 2021		FYE 2022		FYE 2023		FYE 2024		2025	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual
INCOME/REVENUE										
Condominium Fee Income	\$ 147,520.58	\$ 147,316.33	\$ 147,520.58	\$ 147,461.11	\$ 147,520.58	\$ 147,520.80	\$ 147,520.58	\$ 147,520.80	\$ 174,566.28	\$ 174,566.28
Assessment Income	20,839.44	20,839.44	20,839.44	12,156.34	-	-	-	-	-	-
Late Fee Income	1,175.00	-	1,175.00	275.00	500.00	-	500.00	-	-	-
Reimbursement of Expense	-	324.00	-	100.00	-	200.00	-	3,400.00	-	-
Interest Income	-	32.70	-	392.11	100.00	12.12	-	12.40	-	-
Miscellaneous/Other Income	-	-	-	732.64	750.00	1,471.64	750.00	1,225.64	-	-
Total Income	\$ 169,535.02	\$ 168,512.47	\$ 169,535.02	\$ 161,117.20	\$ 148,870.58	\$ 149,204.56	\$ 148,870.58	\$ 152,158.84	\$ 174,566.28	\$ 174,566.28
EXPENSES										
Administrative Expense										
Administrative	\$ 1,175.00	\$ 401.96	\$ 1,175.00	\$ 397.22	\$ 600.00	\$ 391.00	\$ 600.00	\$ 582.97	\$ 500.00	\$ 500.00
Management Fees	10,200.00	9,100.00	10,200.00	10,400.00	9,600.00	11,000.00	9,600.00	11,000.00	12,000.00	12,000.00
Accounting/Audit	1,000.00	2,150.00	1,000.00	1,740.00	2,000.00	1,362.00	2,000.00	1,011.00	1,350.00	1,350.00
Legal & Professional Fees	2,000.00	-	2,000.00	-	1,000.00	-	1,000.00	-	6,000.00	6,000.00
Federal/State Taxes	-	-	-	-	-	382.00	-	432.16	-	-
Bank Service Charges	-	37.00	-	-	-	15.04	-	5.00	-	-
Total Administrative	\$ 14,375.00	\$ 11,688.96	\$ 14,375.00	\$ 12,537.22	\$ 13,200.00	\$ 13,150.04	\$ 13,200.00	\$ 13,031.13	\$ 19,890.00	\$ 19,890.00
Operational Expenses										
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	3,200.00	2,194.63	3,200.00	2,656.67	3,500.00	2,573.48	3,500.00	3,240.42	3,500.00	3,500.00
Gas	1,000.00	970.11	1,000.00	299.10	1,000.00	1,022.28	1,000.00	498.98	1,000.00	1,000.00
Water / Sewer (WPCA)	750.00	1,416.48	750.00	660.44	1,500.00	867.83	1,500.00	369.00	950.00	950.00
Refuse Removal	6,040.80	6,569.76	6,040.80	8,061.12	9,000.00	9,297.36	9,000.00	10,292.04	11,585.00	11,585.00
Exterminating	500.00	2,455.00	500.00	750.00	2,000.00	-	2,000.00	-	800.00	800.00
Other Landscaping & Gutter Cleaning	3,500.00	1,880.00	3,500.00	750.00	2,000.00	-	2,000.00	-	-	-
Snow Removal & Landscaping Contract	31,000.00	27,462.81	31,000.00	41,857.46	36,000.00	37,601.65	36,000.00	42,285.91	35,480.00	35,480.00
Repairs & Maintenance Supplies (Common Area)	21,829.78	28,359.69	21,829.78	16,485.08	24,826.95	32,951.72	24,826.95	24,876.76	21,411.28	21,411.28
Pool Maintenance	6,500.00	9,212.39	6,500.00	9,455.83	10,500.00	9,801.09	10,500.00	11,146.26	11,650.00	11,650.00
Electrical/Plumbing Repairs	2,000.00	-	2,000.00	-	3,000.00	-	3,000.00	-	3,000.00	3,000.00
Property Insurance	21,000.00	44,587.60	21,000.00	36,426.00	36,000.00	38,986.00	38,000.00	42,983.00	44,500.00	44,500.00
Real Estate Taxes (Open Lot)	4,800.00	3,683.25	4,800.00	3,284.82	4,000.00	3,284.82	4,000.00	4,927.23	3,300.00	3,300.00
Other Expense	-	-	-	8.18	-	-	-	-	-	-
SIBT Mortgage	37,039.44	1,927.69	37,039.44	347.02	-	-	-	-	-	-
Other - Transfer to Reserve	16,000.00	-	16,000.00	-	16,000.00	-	16,000.00	-	17,500.00	17,500.00
Total Operational	\$ 155,160.02	\$ 130,719.41	\$ 155,160.02	\$ 120,291.72	\$ 147,326.95	\$ 136,386.23	\$ 147,326.95	\$ 140,619.60	\$ 154,676.28	\$ 154,676.28
Total Admin & Operational Expense	\$ 169,535.02	\$ 142,408.37	\$ 169,535.02	\$ 132,828.94	\$ 160,526.95	\$ 149,536.27	\$ 160,526.95	\$ 153,650.73	\$ 174,566.28	\$ 174,566.28
NET OPERATING INCOME	\$ -	\$ 26,104.10	\$ -	\$ 28,288.26	\$ (11,656.37)	\$ (331.71)	\$ (11,656.37)	\$ (1,491.89)	\$ -	\$ -
CAPITAL EXPENSES										
Roof/Flashing Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-	-	-	-	-	-
Painting & Other Capital Improvements	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ -	\$ 26,104.10	\$ -	\$ 28,288.26	\$ (11,656.37)	\$ (331.71)	\$ (11,656.37)	\$ (1,491.89)	\$ -	\$ -

SECTION II

TWELVE (12) MONTH BUDGET SPREADSHEET

3300 PARK AVENUE CONDOMINIUM ASSOCIATION, INC.

FY2025 TWELVE (12) MONTH BUDGET SPREADSHEET

ESTIMATED 2025 BUDGET	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
INCOME/REVENUE												
Condominium Fee Income	\$ 12,293.40	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08
Assessment Income	-	-	-	-	-	-	-	-	-	-	-	-
Late Fee Income	-	-	-	-	-	-	-	-	-	-	-	-
Reimbursement of Expense	-	-	-	-	-	-	-	-	-	-	-	-
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous/Other Income	-	-	-	-	-	-	-	-	-	-	-	-
Total Income	\$ 12,293.40	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08	\$ 14,752.08
EXPENSES												
Administrative Expense												
Administrative	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67	\$ 41.67
Management Fees	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
Accounting/Audit	1,350.00	-	-	-	-	675.00	-	-	-	675.00	-	-
Legal & Professional Fees	125.00	125.00	125.00	125.00	4,625.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00
Federal/State Taxes	-	-	-	-	-	-	-	-	-	-	-	-
Bank Charges	40.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00
Total Administrative	\$ 1,171.67	\$ 1,171.67	\$ 1,171.67	\$ 1,166.67	\$ 5,671.67	\$ 1,846.67	\$ 1,171.67	\$ 1,166.67	\$ 1,171.67	\$ 1,846.67	\$ 1,166.67	\$ 1,166.67
Operational Expenses												
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electricity	3,500.00	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67
Gas	1,000.00	-	-	-	-	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Water / Sewer (WPCA)	950.00	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17	79.17
Refuse Removal	11,585.00	903.00	903.00	903.00	903.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00	1,010.00
Exterminating	800.00	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67	66.67
Other Landscaping & Gutter Cleaning	-	-	-	-	-	-	-	-	-	-	-	-
Snow Removal & Landscape Contract	35,480.00	3,750.00	3,750.00	3,022.50	2,329.50	3,600.50	2,317.50	2,542.50	2,062.50	2,542.50	2,062.50	3,750.00
Repairs & Maintenance Supplies (Common Area)	21,411.28	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	411.28
Pool Maintenance & Supplies	11,650.00	-	-	1,664.29	1,664.29	1,664.29	1,664.29	1,664.29	1,664.29	1,664.29	1,664.29	-
Electrical/Plumbing Repairs	3,000.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Property Insurance	44,500.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	3,711.00	14,812.00
Real Estate Taxes (Open Lot)	3,300.00	-	-	-	-	-	1,650.00	-	-	-	-	1,650.00
Other Expense	-	-	-	-	-	-	-	-	-	-	-	-
SIBT Mortgage	-	-	-	-	-	-	-	-	-	-	-	-
Other - Transfer to Reserve	17,500.00	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33	1,458.33
Total Operational	\$ 154,676.28	\$ 12,509.83	\$ 12,509.83	\$ 13,446.62	\$ 12,753.62	\$ 14,331.62	\$ 14,698.62	\$ 13,273.62	\$ 9,082.62	\$ 9,562.62	\$ 6,218.33	\$ 23,779.11
Total Admin & Operational Expenses	\$ 174,566.28	\$ 13,681.50	\$ 13,681.50	\$ 14,613.29	\$ 18,425.29	\$ 16,178.29	\$ 15,870.29	\$ 14,440.29	\$ 10,254.29	\$ 11,409.29	\$ 7,385.00	\$ 24,945.78
NET OPERATING INCOME	\$ -	\$ 1,070.58	\$ 1,070.58	\$ 138.79	\$ (3,673.21)	\$ (1,426.21)	\$ (1,118.21)	\$ 311.79	\$ 4,497.79	\$ 3,342.79	\$ 7,367.08	\$ (10,193.70)
CAPITAL EXPENSES												
Roof/Flashing Replacement/Gutters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pavement/Brick Pavers	-	-	-	-	-	-	-	-	-	-	-	-
Exterior-Brick Pointing	-	-	-	-	-	-	-	-	-	-	-	-
Other Capital Improvements (See Narrative)	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET REVENUES	\$ -	\$ (1,388.10)	\$ 1,070.58	\$ 1,070.58	\$ (3,673.21)	\$ (1,426.21)	\$ (1,118.21)	\$ 311.79	\$ 4,497.79	\$ 3,342.79	\$ 7,367.08	\$ (10,193.70)
CASH FLOW ANALYSIS	\$ (1,388.10)	\$ (317.52)	\$ 753.06	\$ 891.85	\$ (2,781.35)	\$ (4,207.56)	\$ (5,325.76)	\$ (5,013.97)	\$ (516.17)	\$ 2,826.62	\$ 10,193.70	\$ (0.00)

SECTION III

PROJECTED CONDOMINIUM FEE & OTHER
ASSESSMENT INCOME

SECTION IV

BUDGET LINE ITEM NARRATIVE
REPORT

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Condominium Fee Income

Account #:

Explanation: 3300 Park Avenue Condominium consists of twenty-six (26) units. Currently, the monthly common fees per unit range from \$436.16 to \$523.15. According to my records, condominium fees have not increased since 2018; at which time a 12.5% increase was approved. **The FY2025 Budget proposes a 20.0% condominium fee increase.**

The 20.0% increase from \$147,520.80 to \$174,566.28 is required to cover estimated operating expenses for FY2025 and to fund the Reserve Account. Absent a current Reserve Study, annually, HUD requires that condominium Association's place a minimum of 10.0% of the annual budget into reserve. The last Reserve Study commissioned was June 2016. **(NOTE: Based upon quotes received, a FY2025 figure of \$4,500 has been budgeted to commission an updated Reserve Study).**

Category: Assessment Income

Account #:

Explanation: The annual budget for **Assessment Income** has been forecasted to be zero (\$0.00) as the \$225,000 loan to Savings Institute Bank & Trust has been repaid.

A subsequent special assessment may be voted upon during the year by the Board of Director's up to 15.0% of the fiscal year annual budget and if so, the Treasurer reserves the right to adjust this category.

Category: Late Fee Income

Account #:

Explanation: The annual budget for **Late Fee Income** has been forecasted to be zero (\$0.00). Although provided for within the condominium by-laws, late fee income should not be counted upon as a main revenue source.

Category: Reimbursement of Expenses

Account #:

Explanation: The annual budget for **Reimbursement of Expenses** has been forecasted at zero (\$0.00). Although interest income was collected in prior years, it is difficult to ascertain or budget for this line item.

Category: Interest Income

Account #:

Explanation: The annual budget for **Interest Income** has been forecasted at zero (\$0.00). Although interest income was collected in prior years, it is difficult to ascertain or budget for this line item.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Miscellaneous/Other Income
Account #:

Explanation: The annual budget for *Miscellaneous/Other Income* has been forecasted at zero (\$0.00). Although miscellaneous income was collected in 2022, 2023, and 2024, the dollar value shown reflected monies received to reimburse the Association from paid expenses.

In past years *Miscellaneous/Other Income* was received from past due accounts and foreclosure proceeds, making it difficult to ascertain or adequately budget for this line item.

Category: Administrative Expenses
Account #:

Explanation: The annual budget for *Administrative Expenses* has been forecasted to increase from \$600.00 to \$625.00. This budgeted figure has been based upon historical figures, and includes the rental cost for the annual meetings, mailings, and postage.

Category: Management Fee Expense
Account #:

Explanation: The annual budget for the *Management Fee Expense* has been forecasted to increase from \$9,600.00 to \$12,000.00. **(NOTE: The FY2024 Budget of \$9,600 was incorrect according to the General Ledger Reports generated for FY2024).**

This category is based upon the contractual agreement between *3300 Park Avenue Condominium Association, Inc.* and our new property manager *Donadeo Realty & Management*. The current monthly cost is \$1,000.00 per month, including all applicable CT state taxes.

Category: Accounting/Audit Fees
Account #:

Explanation: The annual budget for *Accounting/Audit Fees* has been forecasted to decrease from \$2,000.00 to \$1,350.00. This category consists of the cost to prepare the 1099 Forms, and prepare the Federal and State Income Tax forms. The budget expense includes the 1099 Form preparation incurred in the month of April, as well as the Federal and State Tax Return preparations incurred in the months of May and September of each calendar year.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Legal and Professional Fees
Account #:

Explanation: The annual budget for *Legal and Professional Fees* has been forecasted to increase from \$1,000.00 to \$6,000.00. The increase is due to the estimated \$4,500.00 cost to commission an updated Reserve Study for the Association per the Board's recommendation at the 11/02/2024 annual meeting of the Association. **As previously stated, the last Reserve Study commissioned was June 2016.**

Category: Federal & State of Connecticut Taxes
Account #:

Explanation: The annual budget for *Federal & State of Connecticut Taxes* have been forecasted to remain at zero (\$0.00). This figure represents a historical figure used for budgetary purposes.

Category: Bank Service Charges
Account #:

Explanation: The annual budget for *Bank Service Charges* has been forecasted to increase from zero (\$0.00) to \$40.00. This figure is based upon historical figures, and the new structure of our operating and reserve accounts with M&T Bank, and JP Morgan Investment Fund (Reserve Account), respectively.

Category: Security Services
Account #:

Explanation: The annual budget for *Security Services* has been forecasted to remain at zero (\$0.00). The Association no longer pays for the unit owners annual service contracts with *Homeguard, Inc.* and *Absolute Security Inc.* The cost to maintain the security and fire alarm monitoring systems is 100.0% borne by the unit owner.

Category: Electricity - Common Area
Account #:

Explanation: The annual budget for *Electricity - Common Area* has been forecasted to remain the same at \$3,500.00. The expense line item is attributed to historical usage figures received from *United Illuminating*. The average monthly cost consists of all site lighting and electricity associated with the operation of the pool.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Gas Expense – Common Area
Account #:

Explanation: The annual budget for *Gas* has been forecasted to remain the same at \$1,000.00 per annum. The water is billed on a monthly basis and has been based upon historical figures received from the *Aquarion Water Company*.

Category: Water & Sewer (WPCA) Expense
Account #:

Explanation: The annual budget for *Water & Sewer (WPCA)* has been forecasted to decrease from \$1,500.00 to \$950.00 per annum. The water is billed on a monthly basis and has been based upon historical figures received from the *Bridgeport Water Pollution Control Authority (WPCA)*.

Category: Refuse Removal
Account #:

Explanation: The annual budget for *Refuse Removal* has been forecasted to increase from \$9,000.00 to \$11,585.00 per annum. The Association has a 3-year contract with *All American Waste*; which expires on 05/29/2026. The vendor provides one (1) hand pickups and a “recycling / blue bin” pick-up (Thursday’s). The service for FY2025 was budgeted at an estimated average monthly costs of \$965.42 per month, which includes a 12.0% increase in July 2025 unless the contract is rebid. Please note that fuel surcharges throughout the year may increase the monthly cost.

Category: Extermination - Pest Control
Account #:

Explanation: The annual budget for *Extermination - Pest Control* has been forecasted to increase from \$0.00 to \$800.00. This is an estimated figure and has been based upon historical figures, and the service will be provided on an as-needed basis.

Category: Other Landscaping & Gutter Cleaning
Account #:

Explanation: The annual budget for *Other Landscaping and Gutter Cleaning* has been forecasted to be zero (\$0.00).

Going forward, “**Other Landscaping**” items will be reflected within the *Snow Removal & Landscape Contract* budget line item, and the cost of “**Gutter Cleaning**” will be reflected within the *Repairs & Maintenance | Supplies (Common Area)* budget line item.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Snow Removal & Landscape Maintenance
Account #:

Explanation: The annual budget for *Snow Removal & Landscape Maintenance* for fiscal year 2025 is estimated to increase from \$31,000.00 to \$35,480.00. **However, it should be noted that the FY2024 budget figure was underestimated based upon the actual FY2024 executed contracts. The total reforecasted expense for FY2024 is estimated to be \$37,499.16.**

The FY2025 budget is based upon estimated “base” seasonal snow removal and landscape service contracts, as well as, additional services noted herein:

SNOW REMOVAL CONTRACT

For FY2024-2025, snow removal services have been contracted with *Lombard Landscaping LLC* for a total sum of \$15,000. Said contract will be paid in four (4) equal installments of \$3,750.00 commencing on December 1st. The seasonal snow removal will consist of the following services:

- **Pre-treatment Services** – Pre-treatment services will be provided on the Main Roadway, Driveways, Walkways and Stairways], up to, but no more than 24 hours before snow accumulation or ice formation.
- **Shoveling & Plowing** – Shoveling and Plowing Services will be provided on the Main Roadway, Driveways, Parking Areas, Walkways, Stairs, Mailbox Area, Trash Receptable Areas, and Fire Hydrants] as soon as conditions deem reasonably necessary.

“Out of Contract” Snow Removal Services

For services performed during any “out of contract service dates” [Pre-December 1st and Post March 31st], the following costs will be invoiced:

- **0 Inches 3 Inches:** \$1,400
- **3.1 Inches – 6 Inches:** \$2,800
- **6.1 Inches – 9 Inches:** \$4,200
- **9.1 Inches – 12 Inches:** \$5,600
- **After 12.1 Inches, the price will double for every 3 additional inches of snow**

Additionally, for any snow removal services required due to significant snow accumulation, \$200 per hour to relocate snow will be charged to the Client by the Service Provider, billed upon completion and payable upon receipt.

LANDSCAPE CONTRACT

The FY2025 lawn service contract has not yet been executed. However, based upon bids received to date it is estimated to total \$16,500.00; which will be paid in eight (8) equal installments of \$2,062.50 commencing in April through November. The seasonal landscape maintenance consists of the following services:

- Spring and Fall Clean-up
- Lawn Cutting
- Mulching of Planting Beds
- Weeding as Needed
- Tree Trimming & Pruning as Needed
- Blowing off Areas of Grass
- Clippings and Debris Removal
- Garbage Clean-up

This expense category also includes cost estimates for the following additional contractual services:

- **Bartlett Tree** – Tree & Shrub Spraying Program \$3,225.00
- **Main Entrance & Pool Flower Planting** (Estimate) \$750.00

TOTAL LANDSCAPE SERVICES FOR FY2025 ARE ESTIMATED TO BE \$20,480.00.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Landscape Improvements
Account #:

Explanation: The annual budget for *Landscape Improvements* is estimated to be zero (\$0.00). Any Tree and/or shrub re-plantings withing the common elements will be provided under a separate budget.

Category: Repairs & Maintenance | Supplies (Common Area)
Account #:

Explanation: The annual budget for *Repairs & Maintenance | Supplies (Common Area)* has been forecasted to reduce from \$24,826.95 to \$21,411.28. This figure is based upon a historical average over the last four (4) years.

It should be noted that the complex is aging and labor costs have increased in Fairfield County. These are general building repairs and not “**capital improvements**”. Capitals Improvements will be budgeted under a separate category.

Category: Pool Maintenance
Account #:

Explanation: The Pool is open from Memorial Day weekend through Labor Day Weekend. The annual budget for *Pool Maintenance* has been forecasted to increase from \$10,500.00 to \$11,650.00.

The expense category is based upon an estimated seasonal expenses for contractor John Wilson (General Pool Maintenance & Testing), Aqua Guys (Pool Opening & Closing) and Anthony Testo (Pool Winterization). Additional costs include the receipt of the annual pool license (\$230.00) from the *City of Bridgeport*.

Category: Electrical & Plumbing Repairs
Account #:

Explanation: The annual budget for *Electrical & Plumbing Repairs* has been forecasted to remain at \$3,000.00. This figure is based upon historical expenditures.

Category: Insurance - Property
Account #:

Explanation: The annual budget for *Insurance - Property* has been forecasted to increase from \$36,000.00 to \$44,500.00. The current insurance agent for the Association is *Fairfield County Bank Insurance Services, LLC*. **In September 2025, the FY 2025-2026 insurance coverage will be re-bid.**

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Real Estate Taxes – Open Lot
Account #:

Explanation: The annual budget for *Real Estate Taxes – Open Lot* has been forecasted to decrease from \$4,000.00 to \$3,300.00. This figure is based upon the 2024 General Ledger reflecting real estate tax bills for the ten (10) tax lots of the never completed Phase IV of the condominium. The annual real estate tax for each tax lot is estimated to total \$330.00 per tax lot.

Category: Other Expense
Account #:

Explanation: The annual budget for *Other Expenses* has been forecasted to remain at zero (\$0.00). Although *Other Expenses* were paid in prior years, it is difficult to ascertain or budget for this line item.

Category: Dime Bank Mortgage (f/k/a SIBT Mortgage)
Account #:

Explanation: The annual budget for *Dime Bank - Mortgage* has been forecasted to remain at zero (\$0.00). The \$225,000 SIBT Mortgage which was received on June 25, 2015 has since been repaid.

Category: Other – Transfer to Reserve / Mortgage (Line of Credit)
Account #:

Explanation: The annual budget for *Other – Transfer to Reserve* has been forecasted to increase from \$16,000.00 to \$17,500.00; which represents an annual figure that is approximately 10.0% of the annual budget. Annually, HUD requires that condominiums place a minimum of 10.0% of the annual budget into reserve.

As per the financial statements date October 31, 2024, the current balance in the Reserve Account is \$94,282.71. Although a reserve analysis was prepared and received in June 2016, the Association needs to commission a new Reserve Study in order to adopt a plan that will achieve an adequate reserve balance.

It should be noted in previous years it was common practice to budget a minimum of ten percent (10.0%) of the gross annual budget to be placed into reserves as standard annual reserve allowance per HUD guidelines.

With that said, in November 2009 the HUD Guidelines changed and the new guidelines require that the Association commission a “Reserve Analysis” and have a minimum funding requirement of 60.0%. That new reserve study could significantly increase the minimum annual requirement required by HUD.

3300 PARK AVENUE CONDOMINIUM

ASSUMPTIONS TO BUDGET

Category: Capital Improvements
Account #:

Explanation: The annual budget for *Capital Improvements* has been forecasted at this time to be \$0.00, unless the capital improvement is per the approved budget under the loan documents.

SECTION V

FINANCIAL EXHIBITS & PROPOSALS

**COMMUNITY ASSOCIATION UNDERWRITERS
RENEWAL INVOICE**

PRODUCER NAME & ADDRESS Fairfield County Bank Insurance Services, LLC 401 Main Street, P.O. Box 969 Ridgefield, CT 06877-8969 S90		INSURED NAME AND MAILING ADDRESS 3300 Park Avenue Condominium C/O Donadeo Realty & Management 880 North Avenue Bridgeport, CT 06606		
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ACCOUNT # 47702	POLICY # CAU600330-4	INSURANCE COMPANY ASHIC	LINE OF BUSINESS CPKGE	INVOICE DATE 10/15/2024
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THE INSURED HAS THE OPTION OF PAYING THE POLICY PREMIUM OF \$44,432.00 BY 12/01/2024 OR CHOOSING OUR INSTALLMENT PLAN. IF THE INSURED CHOOSES TO BE BILLED IN INSTALLMENTS, A FIRST PAYMENT OF \$14,808.00 IS DUE BY 12/01/2024. THERE WILL BE AN INSTALLMENT CHARGE OF \$8.00 PER INSTALLMENT.

INSTALLMENT SCHEDULE

INSTALLMENT	DUE DATE	INSTALLMENT AMOUNT	INSTALLMENT CHARGE	TOTAL INSTALLMENT
DOWN PAYMENT	12/01/2024	\$14,808.00	\$0.00	\$14,808.00
1.	01/01/2025	\$3,703.00	\$8.00	\$3,711.00
2.	02/01/2025	\$3,703.00	\$8.00	\$3,711.00
3.	03/01/2025	\$3,703.00	\$8.00	\$3,711.00
4.	04/01/2025	\$3,703.00	\$8.00	\$3,711.00
5.	05/01/2025	\$3,703.00	\$8.00	\$3,711.00
6.	06/01/2025	\$3,703.00	\$8.00	\$3,711.00
7.	07/01/2025	\$3,703.00	\$8.00	\$3,711.00
8.	08/01/2025	\$3,703.00	\$8.00	\$3,711.00
		\$44,432.00	\$64.00	\$44,496.00

NOTE: THIS INVOICE DOES NOT REFLECT ANY PAYMENTS ALREADY MADE. THIS INSTALLMENT SCHEDULE IS SUBJECT TO CHANGE IN THE EVENT OF AN ENDORSEMENT OR REVISION TO THE POLICY.

**REMINDER: PAYMENT IS DUE WITHIN 30 DAYS OF THE POLICY EFFECTIVE DATE.
PLEASE MAKE CHECKS PAYABLE TO COMMUNITY ASSOCIATION UNDERWRITERS.
REMIT THE TOTAL PREMIUM AMOUNT.**

If you have any questions, please call (800) 228-1930.

ACCOUNT # 47702	ASHIC POLICY # CAU600330-4	EFFECTIVE DATE 11/01/2024	EXPIRATION DATE 11/01/2025	PREMIUM \$44,432.00	STATE FEE \$0.00	TOTAL PREMIUM \$44,432.00
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INSURED NAME AND MAILING ADDRESS

3300 Park Avenue Condominium
C/O Donadeo Realty & Management
880 North Avenue
Bridgeport, CT 06606

PAY ELECTRONICALLY AT:
<https://cauinsure.epaypolicy.com>

MAKE CHECK PAYABLE AND MAIL TO:
Community Association Underwriters
P.O. Box 23823
New York, NY 10087-3823



ALL AMERICAN WASTE, LLC
 P.O. Box 630
 EAST WINDSOR, CT 06088
 (800) 826-7952

Service Agreement

Agreement: 110996
 Renewal

Billing Information

Customer Name 3300 PARK AVENUE CONDO ASSOC		
Address 880 NORTH AVE C/O DONADEO MANAGEMENT		
City BRIDGEPORT	State CT	Zip 06606
Phone	AP Contact CONVERTED	
Email VIDHU@SNET.NET		

Service Information

Tower ID: 1249800001

Customer Name BROWNSTONE CONDOS		
Address 3300 PARK AVE		
City BRIDGEPORT	State CT	Zip 06604
Phone (203) 729-7940	Contact Vidhu Anand	
Email vidhu@snet.net		

Service Specifications

Effective Date May 30, 2023 Contract Term 60 months

47457 BROWNSTONE CONDOS - 3300 PARK AVE, BRIDGEPORT

Qty	Service Type	Frequency	Service Rate
26	HAND PICKUP SERVICE	1x per week	
26	HAND PICKUP RECYCLING	1x per week	
Total			\$807.07

Special Instructions

Approved to credit off short pays in the amount of \$412.08 (January 2023 to March 2023) with renewal.

If it is determined that the weight of Customer's "Solid Waste Materials" exceeds 80 lbs. per yard, the collection, processing, and disposal charges shall be increased to correspond to the determined cubic yard weight.

This is a legally binding agreement between Contractor and Customer for the provision of solid waste and recycling collection, processing and disposal services. Contractor agrees to provide and Customer agrees to accept the above services and equipment. Pricing is subject to any taxes enforced or levied by any local, state or federal authority and the terms and conditions on the reverse side regarding adjustments in Agreement charges. Pricing does not include a fuel surcharge that may be charged and adjusted monthly.

Acceptance of Proposal: The prices, service specifications, and terms and conditions on the reverse side are hereby accepted. Contractor is authorized to do the work as specified. The undersigned individual executing this Agreement admits that he/she understands the terms and conditions of this Agreement and that he/she has the authority to sign the Agreement on behalf of the Customer.

Customer represents and warrants to Contractor that the execution, delivery and performance of this Agreement will not conflict with any contractual or business relationship between Customer and any other contractor for waste collection, processing, disposal or recycling services and that Contractor and Customer are free to consummate the transactions contemplated by this Agreement without claims of breach of contract, tortious interference with a contractual relationship or expectation, or similar claims.

This Agreement shall be automatically renewed for consecutive terms of (36) months each, unless either party provides notice of termination by certified mail, return receipt requested to the other at least ninety (90) days prior to the expiration of the then effective term.

The Company has advised the Customer of mandatory recycling and the Customer declines recycling services from the Company: VA
(initial)

I acknowledge that this contract contains an AUTOMATIC RENEWAL provision: VA
(customer initials)

Customer

Contractor ALL AMERICAN WASTE, LLC

Authorized Signature

Vidhu Anand
Printed Name

Treasurer May 30, 2023
Title Date

Authorized Signature

Mike Liriano
Printed Name

Account Manager May 30, 2023
Title Date

THE TERMS AND CONDITIONS ON THE FOLLOWING PAGES ARE PART OF THIS AGREEMENT

TERMS AND CONDITIONS

CONTRACTOR'S DUTIES: Contractor shall provide equipment, solid waste collection, processing, disposal and recycling services as described above. Contractor shall be required to collect only "Solid Waste Materials" including recyclables that are generated at Customer's service address. For the purposes of this Agreement, "Solid Waste Materials" shall not include "Hazardous Materials" as defined below, tires, contaminants, pollutants, materials containing chlorofluorocarbon or hydrochlorofluorocarbon, biomedical, infectious, biohazardous or regulated medical waste as defined by applicable laws or regulations (collectively, "Excluded Materials"). Contractor shall not be liable for its nonperformance under this Agreement due to strikes, accidents, delays or other events beyond Contractor's reasonable control. Contractor shall not be liable to Customer for consequential, incidental, or punitive damages arising out of the performance of this Agreement. All work shall be completed in a manner consistent with standard industry practices. All equipment will be provided, as specified.

CUSTOMER'S DUTIES: All equipment shall remain the property of Contractor. Customer shall not move or alter the equipment or cause it to be moved or altered without the prior written consent of Contractor. Customer shall not overload the equipment or use it for incineration. Customer shall use the equipment only for its intended purposes and only to dispose of "Solid Waste Materials" and/or recyclables. Customer agrees not to deposit, cause to be deposited, or permit the deposit of "Excluded Materials" in Contractor's equipment. Customer is liable for loss or damage to the equipment and its contents while at Customer's service address (including attorney's fees and litigation costs), reasonable wear and tear excepted. Customer shall keep the area around the equipment free and clear and accessible to Contractor. Customer warrants that any right of way to the equipment provided by Customer from the most convenient public way is sufficient to bear the weight of Contractor's equipment and vehicles reasonably required to perform the services described. Customer shall keep the right of way accessible to the Contractor at all reasonable times in order for Contractor to perform the services provided in this Agreement. Customer shall pay, if charged by the Contractor, additional charges for service changes cause by or resulting from Customer's failure to provide access. Customer waives any claims against Contractor for any damages to Customer's pavement or accompanying subsurface and underground utilities and conduits of any route reasonably necessary to perform Contractor's services. Customer shall carry fire, tornado and other appropriate insurance on the equipment to Contractor's reasonable satisfaction and shall provide Contractor with copies of such policies, upon request.

HAZARDOUS MATERIAL: Customer shall not use, cause, or permit the use of the equipment to dispose any radioactive, volatile, flammable, corrosive, explosive, toxic, or hazardous materials as defined by, characterized or listed under applicable federal, state or local statutes or regulations (collectively "Hazardous Materials"). Customer shall not place any "Hazardous Materials" in, on, or near the equipment. Title to and liability for "Hazardous Materials" or any other "Excluded Materials" shall remain at all times with Customer.

INDEMNIFICATION: Customer expressly agrees to defend, indemnify and hold harmless Contractor from and against any and all claims, damages, penalties, fines, and liabilities, including attorney's fees, damage to equipment or property or injury to persons (including fatal injuries) arising in any manner from Customer's or its employee's or agent's violations or alleged violations of law, negligent conduct, willful misconduct, or negligent omission in the performance of this Agreement, or Customer's or its employee's or agent's use, operation, or possession of the equipment provided by the Contractor.

PRICE AND PAYMENT: Customer shall pay all charges on a monthly basis within ten (10) days of the date of Contractor's statement of charges. Customer shall pay interest on overdue payments at the rate of one and one-half percent per month or the maximum rate permitted by law, if less. Customer's payment obligations are independent of any obligations of Contractor other than Contractor's duty to provide equipment and services as described above.

DEFAULT: If Customer defaults in or breaches any of the terms of this Agreement, Customer shall pay any and all charges or costs incurred by Contractor to enforce its rights, including reasonable attorney's fees and court costs. In the event of default or breach by Customer, Contractor shall have the right to discontinue or suspend service, remove the equipment, and collect damages for Customer's default or breach. During the period of any default or breach, interest on any monies due Contractor shall accrue at the rate of one and a half percent (1 ½%) per month or the maximum rate permitted by law, if less.

ADJUSTMENTS IN AGREEMENT CHARGES: Contractor may adjust the Agreement charges from time to time as follows:

- (a) Contractor may adjust the Agreement charges on an annual basis for any positive increase in the U.S. Department of Labor's Consumer Price Index for All Urban Consumers, exclusive of energy.
- (b) Any increased or additional costs or fees due to uncontrollable circumstances including but not limited to acts of God such as floods or fires, or taxes, fees or increases in taxes or fees imposed by any public or quasi public authority, and cost increases resulting from changes in federal, state, or local regulations or statutes may be added to the Agreement charges.
- (c) Increases in landfill, facility, or transportation costs and fees incurred by Contractor relating to the collection, processing, or disposal of "Solid Waste Materials" and recyclables under this Agreement, including but not limited to a change in location of a landfill or facility site resulting in a greater hauling distance for Contractor, may be added to the Agreement charges.
- (d) The Agreement charges may be adjusted to correspond to any change in the direct or indirect cost of fuel to Contractor. Contractor may compute a fuel surcharge on Customer's invoice excluding taxes based on the U.S. Department of Energy's Energy Information Administration's summary of highway diesel prices in New England. The Contractor shall determine the surcharge using a baseline of \$0.95 per gallon.
- (e) The Agreement charges may be adjusted to correspond to any change in collection, disposal, or processing costs, fees or services.
- (f) The Agreement charges may be adjusted for environmental related costs and fees including but not limited to engineering, testing, maintenance and operation of solid waste facilities and monitoring and management of equipment.
- (g) The Agreement charges may be adjusted due to a change in the composition of Customer's "Solid Waste Materials" or recyclables.
- (h) The Agreement charges may be adjusted for reasons other than those set forth in the Agreement with Customer's consent which may be provided in writing, verbally, or by the conduct or practices of the parties.

ASSIGNMENT AND BENEFIT: This Agreement and all changes thereto shall be binding on the parties and their successors and assigns. This Agreement may be assigned by Contractor and may be assigned by Customer with Contractor's prior written consent.

NOTICE: Any notice to Customer pursuant to this Agreement shall be sent to Customer's billing address. Any notice to Contractor pursuant to this Agreement shall be sent certified mail, return receipt requested to Contractor's address specified in this Agreement. All notices are effective upon receipt.

SEVERABILITY, GOVERNING LAW: If any provision of this Agreement is found to be invalid or unenforceable, the enforceability or validity of the remaining provisions shall be unaffected and the Customer and the Contractor shall amend this Agreement to give effect, to the maximum extent permitted, to the intent and meaning of the severed provisions. This Agreement shall be governed by and construed in accordance with the laws of the State of Connecticut.

CUSTOMER RELOCATION: If Customer changes the service address during the term of the Agreement, this Agreement shall remain enforceable with respect to the services provided at Customer's new service address if the location is within the Contractor's service area.

CHANGES IN SERVICE: Changes in the frequency of collection service, schedule, number, capacity and/or type of equipment may be agreed to orally, in writing, or by the conduct or practices of the parties.

LIQUIDATED DAMAGES: The parties expressly understand, acknowledge, and agree that (i) the provisions set forth above in this Agreement represent a reasonable and necessary protection of the legitimate interests of Contractor and that any failure to observe and comply with the above provisions will cause irreparable harm to Contractor; (ii) it is and will continue to be difficult to ascertain the nature, scope, and extent of the harm; and (iii) a remedy at law of such failure will be inadequate. Therefore, the parties agree that, in addition to any other rights and remedies which Contractor may have in the event of any breach or default by Customer of the Agreement, Contractor shall receive as liquidated damages from Customer fifty percent (50%) of the total payments due Contractor for the remainder of the term then in force.

ENTIRE AGREEMENT, AMENDMENT: This Agreement constitutes the entire agreement between the parties. Other than permitted adjustments to the Agreement charges, any alteration or deviation from the specifications or terms of this Agreement are effective only by a written amendment executed by the Customer and the Contractor.

The Time to Protect Your Property's Long-Term Health is Now

This proposal, dated 01 / 18 / 2024, for a **Level II Property Wellness Reserve Study**, is valid for 90 days.

To Start Your Property Wellness Level II Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
<p>Reserve Study Update With Site Visit (Level II)</p> <p>This service includes a pre-project meeting with our engineer to discuss your unique needs and priorities, as well as any projects that have occurred since your last study. You'll receive: 1) a PDF report with 30-year expenditure and funding plan tables, 2) Excel spreadsheet with formulas, and 3) Complimentary support with implementation of your study and ongoing guidance.</p>	\$4,350.00
Total	\$4,350.00

2. E-sign below

Signature:

Title:

Name:

Date:

For: 3300 Park Avenue Condominium
Association, Inc.

3. Pay \$2,175.00

Retainer via mail or ACH

Mailing Address

Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH

Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 01 / 18 / 2024, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.



Client: 2140270

Printed on: 12/5/2024

Created on: 12/4/2024

3300 Park Avenue Condominium Association, Inc.
Attn: David A. Lewis, Jr., Treasurer
3300 Park Avenue
Bridgeport, CT 06604
Mobile Phone: (203) 260-6864
E-Mail Address: davlew1965@aol.com

Bartlett Tree Experts
Cassandra Bryant - Representative
501 Pepper Street, #D
Monroe, CT 06468
Business: 203-459-0737
Mobile Phone: 203-628-6223
E-Mail Address: cbryant@bartlett.com
Bus. Reg. ID: B-1333

CT Applicator Certification No.: PMCS.0006402

Proposal For Tree Care Services

3300 Park Avenue, Bridgeport, CT 06606

NOTICE TO CLIENT:

Bartlett Tree Experts has entered this property for the specific purpose of writing this proposal, pursuant to the owner's request. Bartlett Tree Experts makes no warranties and accepts no responsibility regarding the potential risks involving any trees on this property. Bartlett Tree Experts recommends having a qualified arborist inspect your property periodically to assist you in identifying potential risks or hazardous conditions related to your trees and shrubs. THIS IS NOT AN INVOICE.

Leaf Spot Treatment

Perform a foliage treatment to the following plants to help suppress leaf spot fungi, apple scab and rust.

- 3 Pear & Crabapple group located at the by pool and mailbox
- 5 Specimen Trees Crabapple group located at the front of units

Products: Myclotect, Strider.

Provide 3 treatments at 250.00 per treatment.

Estimated Treatment Dates: 4/20/2025, 5/1/2025, 5/20/2025.

Treatment is recommended to suppress development of the pest or disease.

Arborist Notes:

- Myclotect 6oz/100gal or Strider 6oz/100gal

Amount: \$750.00

Client: 2140270

Printed on: 12/5/2024

Created on: 12/4/2024

.....
Tax: \$47.62

Soil Treatment

Apply Boost Liquid 20-0-6, and Fortiphite to the following plant and location to promote vitality and improve resistance to disease and stress.

- 5 Specimen Trees Crabapple group located at the front of units

Provide 2 treatments at 450.00 per treatment.

Estimated Treatment Dates: 4/1/2025, 8/1/2025.

Amount: \$900.00

.....
Tax: \$57.15

Dormant Oil Treatment

Apply Spring horticultural oil treatment to the following property items:

- Hemlock group located at the front along Park Avenue
- Broadleaf Evergreens Holly, Yew, Boxwood group located at the <location> to help suppress problem insects.

Product: Horticultural Oil.

Provide 1 treatment at 450.00 per treatment.

Estimated Treatment Date: 4/1/2025.

Arborist Notes:

- Horticultural Oil 2gal/100gal

To control insect immatures including cottony scale, mites, sooty mold accumulation, wooly adelgid, and elongate hemlock scale.

Amount: \$450.00

.....
Tax: \$28.57

Leafminer Treatment

Perform a foliage treatment to the following plant to help suppress arborvitae leafminer.

- Hedgerow Arborviate group located at the by visitor parking

Client: 2140270

Printed on: 12/5/2024

Created on: 12/4/2024

Product: Conserve SC.

Provide 2 treatments at 240.00 per treatment.

Estimated Treatment Dates: 6/17/2025, 7/1/2025.

Treatment is recommended to suppress development of the pest or disease.

Arborist Notes:

- Conserve SC 12oz/100gal

Amount: \$480.00

Tax: \$30.48

Dormant Oil Treatment

Apply Fall horticultural oil treatment to the following property items:

- Hemlock group located at the front along Park Avenue
 - Broadleaf Evergreens Holly, Yew, Boxwood group located at the <location>
- to help suppress problem insects.

Product: Horticultural Oil.

Provide 1 treatment at 450.00 per treatment.

Estimated Treatment Date: 10/1/2025.

Arborist Notes:

- Horticultural Oil 2gal/100gal

To control insect immatures including cottony scale, mites, sooty mold accumulation, wooly adelgid, and elongate hemlock scale.

Amount: \$450.00

Tax: \$28.57

Client: 2140270

Printed on: 12/5/2024

Created on: 12/4/2024

SCHEDULE OF WORK PROPOSED:

Once accepted and scheduled, Bartlett Tree Experts will coordinate all job planning and scheduling; equipment requirements, and work crew staffing and direction pertaining to safe, professional execution of the service or services offered.

Upon acceptance of this proposal, this work can be scheduled to take place during the week/weeks of 12/4/2024 and should be completed by 12/4/2024.

SCHEDULE OF PAYMENT:

Bartlett Tree Experts offers to perform the work specifications at the work location listed above at the following rates:

Owner agrees to pay a total price of: \$3,222.39

NOTICE OF RIGHT TO CANCEL:

You, the client, may cancel this transaction, without penalty or obligation, at any time prior to midnight of the third business day after the date of the acceptance of this proposal. To cancel your acceptance of this proposal within this time, you may notify Bartlett Tree Experts, in writing of your intent to do so, referencing the work location and project.

ADDITIONAL TERMS AND CONDITIONS:

After reviewing the terms and conditions attached, which become part of this agreement, please sign the enclosed copy and return in the enclosed envelope. In the event that the client should issue additional work authorization terms, if agreed upon, such terms will be incorporated into this agreement. In the event that such terms conflict with this agreement, then the terms of this agreement shall govern over any conflicting language. The original document should be retained for your reference. Should you have any questions or need further information, please contact me directly at 203-628-6223.

3300 Park Avenue
Profit & Loss Budget vs. Actual - YTD
January through December 2021

	Jan - Dec 21	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessment Income	20,839.44	20,839.44	0.00
Common Charges	147,316.33	147,520.58	-204.25
Late Fees	0.00	1,175.00	-1,175.00
Reimbursement of Expense	324.00	0.00	324.00
Uncategorized Income	0.00	0.00	0.00
Total Income	168,479.77	169,535.02	-1,055.25
Expense			
Accounting Expense	2,150.00	1,000.00	1,150.00
Administrative Expenses	316.96	1,175.00	-858.04
Bank Service Charge	37.00	0.00	37.00
Cleanup of Downspouts	0.00	1,500.00	-1,500.00
Electrical/Plumbing/Repairs	0.00	2,000.00	-2,000.00
Insurance Expense	44,587.60	21,000.00	23,587.60
Landscaping/Snow Removal	27,462.81	31,000.00	-3,537.19
Loan Funding	0.00	25,600.00	-25,600.00
Loan Interest	1,927.69	11,439.44	-9,511.75
Pool Expense	9,212.39	6,500.00	2,712.39
Postage and Delivery	85.00	0.00	85.00
Professional Fees	0.00	2,000.00	-2,000.00
Property Management Fees	9,100.00	10,200.00	-1,100.00
Refuse Expense	6,569.76	6,040.80	528.96
Repairs and Maintenance			
Exterminator	2,455.00	500.00	1,955.00
Repairs and Maintenance - Other	28,359.69	21,829.78	6,529.91
Total Repairs and Maintenance	30,814.69	22,329.78	8,484.91
Taxes			
Real Estate	3,683.25	4,800.00	-1,116.75
Total Taxes	3,683.25	4,800.00	-1,116.75
Tree Work & Additional Expenses	1,880.00	2,000.00	-120.00
Utilities			
Electric	2,194.63	3,200.00	-1,005.37
Gas	970.11	1,000.00	-29.89
Water/Sewer	1,416.48	750.00	666.48
Total Utilities	4,581.22	4,950.00	-368.78
Total Expense	142,408.37	153,535.02	-11,126.65
Net Ordinary Income	26,071.40	16,000.00	10,071.40
Other Income/Expense			
Other Income			
Interest Income			
Reserve	26.26	0.00	26.26
Interest Income - Other	6.44	0.00	6.44
Total Interest Income	32.70	0.00	32.70
Total Other Income	32.70	0.00	32.70
Other Expense			
Other Expense	0.00	0.00	0.00
Reserve/Replace Fund Alloc.	0.00	16,000.00	-16,000.00
Total Other Expense	0.00	16,000.00	-16,000.00
Net Other Income	32.70	-16,000.00	16,032.70
Net Income	26,104.10	0.00	26,104.10

3300 Park Avenue
Profit & Loss Budget vs. Actual - YTD
January through December 2022

	Jan - Dec 22	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Assessment Income	12,156.34	20,839.44	-8,683.10
Common Charges	147,461.11	147,520.58	-59.47
Late Fees	275.00	1,175.00	-900.00
Reimbursement of Expense	100.00	0.00	100.00
Total Income	159,992.45	169,535.02	-9,542.57
Expense			
Accounting Expense	1,740.00	1,000.00	740.00
Administrative Expenses	379.28	1,175.00	-795.72
Cleanup of Downspouts	0.00	1,500.00	-1,500.00
Electrical/Plumbing/Repairs	0.00	2,000.00	-2,000.00
Insurance Expense	36,426.00	21,000.00	15,426.00
Landscaping/Snow Removal	41,857.46	31,000.00	10,857.46
Loan Funding	0.00	25,600.00	-25,600.00
Loan Interest	347.02	11,439.44	-11,092.42
Office Supplies	17.94	0.00	17.94
Pool Expense	9,455.83	6,500.00	2,955.83
Professional Fees	0.00	2,000.00	-2,000.00
Property Management Fees	10,400.00	10,200.00	200.00
Refuse Expense	8,061.12	6,040.80	2,020.32
Repairs and Maintenance			
Exterminator	0.00	500.00	-500.00
Repairs and Maintenance - Other	16,485.08	21,829.78	-5,344.70
Total Repairs and Maintenance	16,485.08	22,329.78	-5,844.70
Taxes			
Real Estate	3,284.82	4,800.00	-1,515.18
Total Taxes	3,284.82	4,800.00	-1,515.18
Tree Work & Additional Expenses	750.00	2,000.00	-1,250.00
Utilities			
Electric	2,656.67	3,200.00	-543.33
Gas	299.10	1,000.00	-700.90
Water/Sewer	660.44	750.00	-89.56
Total Utilities	3,616.21	4,950.00	-1,333.79
Total Expense	132,820.76	153,535.02	-20,714.26
Net Ordinary Income	27,171.69	16,000.00	11,171.69
Other Income/Expense			
Other Income			
Interest Income	392.11	0.00	392.11
Miscellaneous Income	732.64	0.00	732.64
Total Other Income	1,124.75	0.00	1,124.75
Other Expense			
Other Expense	8.18	0.00	8.18
Reserve/Replace Fund Alloc.	0.00	16,000.00	-16,000.00
Total Other Expense	8.18	16,000.00	-15,991.82
Net Other Income	1,116.57	-16,000.00	17,116.57
Net Income	28,288.26	0.00	28,288.26

3300 Park Avenue
Profit & Loss Budget vs. Actual - YTD
January through December 2023

	Jan - Dec 23	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Common Charges	147,520.80	147,520.58	0.22
Late Fees	0.00	500.00	-500.00
Reimbursement of Expense	200.00	0.00	200.00
Uncategorized Income	0.00	750.00	-750.00
Total Income	147,720.80	148,770.58	-1,049.78
Expense			
Accounting Expense	1,362.00	2,000.00	-638.00
Administrative Expenses	391.00	500.00	-109.00
Bank Service Charge	15.04	0.00	15.04
Gutters/Underground Water Lines	0.00	3,000.00	-3,000.00
Insurance Expense	38,986.00	36,000.00	2,986.00
Landscaping/Snow Removal	37,601.65	36,000.00	1,601.65
Pool Expense	9,801.09	10,500.00	-698.91
Postage and Delivery	0.00	100.00	-100.00
Professional Fees	0.00	1,000.00	-1,000.00
Property Management Fees	11,000.00	9,600.00	1,400.00
Refuse Expense	9,297.36	9,000.00	297.36
Repairs and Maintenance	32,951.72	24,826.95	8,124.77
Taxes			
Corporate Federal Tax	382.00		
Real Estate	3,284.82		
Taxes - Other	0.00	4,000.00	-4,000.00
Total Taxes	3,666.82	4,000.00	-333.18
Tree Work & Additional Expenses	0.00	2,000.00	-2,000.00
Utilities			
Electric	2,573.48	3,500.00	-926.52
Gas	1,022.28	1,000.00	22.28
Water/Sewer	867.83	1,500.00	-632.17
Total Utilities	4,463.59	6,000.00	-1,536.41
Total Expense	149,536.27	144,526.95	5,009.32
Net Ordinary Income	-1,815.47	4,243.63	-6,059.10
Other Income/Expense			
Other Income			
Interest Income	12.12	100.00	-87.88
Miscellaneous Income	1,471.64	0.00	1,471.64
Total Other Income	1,483.76	100.00	1,383.76
Other Expense			
Reserve/Replace Fund Alloc.	0.00	16,000.00	-16,000.00
Total Other Expense	0.00	16,000.00	-16,000.00
Net Other Income	1,483.76	-15,900.00	17,383.76
Net Income	-331.71	-11,656.37	11,324.66

3300 Park Avenue
Profit & Loss Budget vs. Actual - YTD
January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Common Charges	147,520.80	147,520.58	0.22
Late Fees	0.00	500.00	-500.00
Reimbursement of Expense	3,400.00	0.00	3,400.00
Uncategorized Income	0.00	750.00	-750.00
Total Income	150,920.80	148,770.58	2,150.22
Expense			
Accounting Expense	1,011.00	2,000.00	-989.00
Administrative Expenses	370.00	500.00	-130.00
Bank Service Charge	5.00	0.00	5.00
Gutters/Underground Water Lines	0.00	3,000.00	-3,000.00
Insurance Expense	42,983.00	36,000.00	6,983.00
Landscaping/Snow Removal	42,285.91	36,000.00	6,285.91
Office Supplies	212.97	0.00	212.97
Pool Expense	11,146.26	10,500.00	646.26
Postage and Delivery	0.00	100.00	-100.00
Professional Fees	0.00	1,000.00	-1,000.00
Property Management Fees	11,000.00	9,600.00	1,400.00
Refuse Expense	10,292.04	9,000.00	1,292.04
Repairs and Maintenance	24,876.76	24,826.95	49.81
Taxes			
Corporate Federal Tax	432.16	0.00	432.16
Real Estate	4,927.23	4,000.00	927.23
Total Taxes	5,359.39	4,000.00	1,359.39
Tree Work & Additional Expenses	0.00	2,000.00	-2,000.00
Utilities			
Electric	3,240.42	3,500.00	-259.58
Gas	498.98	1,000.00	-501.02
Water/Sewer	369.00	1,500.00	-1,131.00
Total Utilities	4,108.40	6,000.00	-1,891.60
Total Expense	153,650.73	144,526.95	9,123.78
Net Ordinary Income	-2,729.93	4,243.63	-6,973.56
Other Income/Expense			
Other Income			
Interest Income	12.40	100.00	-87.60
Miscellaneous Income	1,225.64	0.00	1,225.64
Total Other Income	1,238.04	100.00	1,138.04
Other Expense			
Reserve/Replace Fund Alloc.	0.00	16,000.00	-16,000.00
Total Other Expense	0.00	16,000.00	-16,000.00
Net Other Income	1,238.04	-15,900.00	17,138.04
Net Income	-1,491.89	-11,656.37	10,164.48

3300 Park Avenue
Profit & Loss Budget Overview
 January through December 2024

	Jan - Dec: 24
Ordinary Income/Expense	
Income	
Common Charges	147,520.58
Late Fees	500.00
Uncategorized Income	750.00
	148,770.58
Expense	
Accounting Expense	2,000.00
Administrative Expenses	500.00
Bank Service Charge	0.00
Cutters/Underground Water Lines	3,000.00
Insurance Expense	36,000.00
Landscaping/Snow Removal	36,000.00
Pool Expense	10,500.00
Postage and Delivery	100.00
Professional Fees	1,000.00
Property Management Fees	9,600.00
Refuse Expense	9,000.00
Repairs and Maintenance	24,826.95
Taxes	
Real Estate	4,000.00
	4,000.00
Total Taxes	4,000.00
Tree Work & Additional Expenses	2,000.00
Utilities	
Electric	3,500.00
Gas	1,000.00
Water/Sewer	1,500.00
	6,000.00
Total Utilities	6,000.00
Total Expense	144,526.95
Net Ordinary Income	4,243.63
Other Income/Expense	
Other Income	
Real Estate Income	100.00
Miscellaneous Income	0.00
	100.00
Total Other Income	100.00
Other Expense	
Reserve/Replace Fund Alloc.	16,000.00
	16,000.00
Total Other Expense	16,000.00
Net Other Income	-15,900.00
Net Income	-11,656.37

**3300 Park Avenue
General Ledger
As of October 31, 2024**

Type	Date	Num	Name	Memo	Split	Amount	Balance
Reimbursement of Expense							0.00
Stmt Charge	06/14/2024		28 - Paul Krubiner		Accounts Recei...	-3,400.00	-3,400.00
Total Reimbursement of Expense						-3,400.00	-3,400.00
Accounting Expense							0.00
General Journal	02/13/2024	PERT...	Donadeo Realty	Reverse of GJ...	M&T Checking	-75.00	-75.00
Check	03/01/2024	374	Donadeo Realty		M&T Checking	49.00	-26.00
Check	06/15/2024	383	Apicella, Testa & Co...		M&T Checking	545.00	519.00
Check	10/28/2024	418	Apicella, Testa & Co...		M&T Checking	382.00	901.00
Total Accounting Expense						901.00	901.00
Administrative Expenses							0.00
Check	10/09/2024	409	Olivet Congregation ...		M&T Checking	250.00	250.00
Check	10/19/2024	414	Vidhu Anand	Secretary of St...	M&T Checking	50.00	300.00
Total Administrative Expenses						300.00	300.00
Bank Service Charge							0.00
Deposit	01/12/2024	CREDIT		Deposit	M&T Checking	-5.00	-5.00
Check	06/30/2024			Service Charge	M&T Checking	10.00	5.00
Total Bank Service Charge						5.00	5.00
Insurance Expense							0.00
Check	01/29/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	3,272.00
Check	02/28/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	6,544.00
Check	03/27/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	9,816.00
Check	04/29/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	13,088.00
Check	05/17/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	16,360.00
Check	06/26/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	19,632.00
Check	07/29/2024	DEBIT	Community Assoc.		M&T Checking	3,272.00	22,904.00
Total Insurance Expense						22,904.00	22,904.00
Landscaping/Snow Removal							0.00
Check	02/20/2024	371	Silverhill Landscaping		M&T Checking	5,583.38	5,583.38
Check	03/15/2024	375	Silverhill Landscaping		M&T Checking	5,583.38	11,166.76
Check	03/21/2024	380	Silverhill Landscaping		M&T Checking	5,916.76	17,083.52
Deposit	03/29/2024	RETU...	Silverhill Landscaping	Deposit	M&T Checking	-5,916.76	11,166.76
Check	03/30/2024	381	Pat Menillo		M&T Checking	75.00	11,241.76
Check	04/01/2024	380	Silverhill Landscaping		M&T Checking	5,916.76	17,158.52
Check	04/26/2024	376	Silverhill Landscaping		M&T Checking	2,073.83	19,232.35
Check	05/23/2024	381	Silverhill Landscaping		M&T Checking	2,073.83	21,306.18
Check	06/15/2024	384	Silverhill Landscaping		M&T Checking	2,073.83	23,380.01
Check	07/26/2024	395	Silverhill Landscaping		M&T Checking	2,073.83	25,453.84
Check	08/20/2024	398	Silverhill Landscaping		M&T Checking	2,073.83	27,527.67
Check	09/12/2024	399	Silverhill Landscaping		M&T Checking	2,073.83	29,601.50
Check	10/17/2024	413	Silverhill Landscaping		M&T Checking	2,073.83	31,675.33
Total Landscaping/Snow Removal						31,675.33	31,675.33
Office Supplies							0.00
Check	03/19/2024	DEBIT	Deluxe Business Sys...		M&T Checking	212.97	212.97
Total Office Supplies						212.97	212.97
Pool Expense							0.00
Check	04/26/2024	378	Aqua Pool		M&T Checking	1,924.66	1,924.66
Check	05/07/2024	377	City of Bridgeport	Pool license	M&T Checking	230.00	2,154.66
Check	05/16/2024	380	Anthony Testo Anthony		M&T Checking	985.00	3,139.66
Check	06/01/2024	382	Testo		M&T Checking	150.00	3,289.66
Check	06/25/2024	385	Aqua Guys		M&T Checking	1,924.66	5,214.32
Check	06/25/2024	386	Aqua Guys		M&T Checking	553.02	5,767.34
Check	07/09/2024	390	John Wilson		M&T Checking	593.95	6,361.29
Check	08/13/2024	396	John Wilson		M&T Checking	617.53	6,978.82
Check	09/12/2024	400	John Wilson		M&T Checking	775.68	7,754.50

9:29 AM

12/05/24

Accrual Basis

**3300 Park Avenue
General Ledger
As of October 31, 2024**

Type	Date	Num	Name	Memo	Split	Amount	Balance
Check	10/17/2024	411	Aqua Guys		M&T Checking	3,153.00	10,907.50
Check	10/17/2024	412	Aqua Guys		M&T Checking	157.40	11,064.90
Check	10/28/2024	417	Aqua Guys		M&T Checking	40.68	11,105.58
Total Pool Expense						11,105.58	11,105.58
Property Management Fees							0.00
Check	01/30/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	1,000.00
Check	02/28/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	2,000.00
Check	04/01/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	3,000.00
Check	04/30/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	4,000.00
Check	05/30/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	5,000.00
Check	06/28/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	6,000.00
Check	07/30/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	7,000.00
Check	08/29/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	8,000.00
Check	10/01/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	9,000.00
Check	10/30/2024	DEBIT	Donadeo Realty		M&T Checking	1,000.00	10,000.00
Total Property Management Fees						10,000.00	10,000.00
Refuse Expense							0.00
Check	01/11/2024	DEBIT	All American Waste		M&T Checking	809.12	809.12
Check	02/08/2024	DEBIT	All American Waste		M&T Checking	809.12	1,618.24
Check	03/11/2024	DEBIT	All American Waste		M&T Checking	809.12	2,427.36
Check	04/11/2024	DEBIT	All American Waste		M&T Checking	809.12	3,236.48
Check	05/09/2024	DEBIT	All American Waste		M&T Checking	809.12	4,045.60
Check	06/11/2024	DEBIT	All American Waste		M&T Checking	809.12	4,854.72
Check	07/11/2024	DEBIT	All American Waste		M&T Checking	809.12	5,663.84
Check	08/09/2024	DEBIT	All American Waste		M&T Checking	809.12	6,472.96
Check	09/11/2024	DEBIT	All American Waste		M&T Checking	809.12	7,282.08
Check	10/08/2024	408	All American Waste		M&T Checking	906.22	8,188.30
Check	10/10/2024	DEBIT	All American Waste		M&T Checking	809.12	8,997.42
Total Refuse Expense						8,997.42	8,997.42
Repairs and Maintenance							0.00
Check	02/20/2024	372	Discount Drain Service		M&T Checking	824.21	824.21
Check	02/20/2024	373	John Glover		M&T Checking	200.00	1,024.21
Check	03/21/2024	379	John Glover		M&T Checking	475.00	1,499.21
Check	05/14/2024	379	John Glover		M&T Checking	250.00	1,749.21
Check	07/09/2024	388	Two Brothers Old Re...		M&T Checking	3,425.00	5,174.21
Check	07/15/2024	393	Two Brothers Old Re...		M&T Checking	3,425.00	8,599.21
Check	07/20/2024	394	John Glover		M&T Checking	150.00	8,749.21
Check	09/18/2024	401	John Glover		M&T Checking	250.00	8,999.21
Check	09/23/2024	402	Two Brothers Old Re...		M&T Checking	1,900.00	10,899.21
Check	09/25/2024	403	Two Brothers Old Re...		M&T Checking	2,120.00	13,019.21
Check	10/08/2024	407	Switch Electric		M&T Checking	824.21	13,843.42
Check	10/10/2024	410	Two Brothers Old Re...		M&T Checking	250.00	14,093.42
Check	10/19/2024	415	Two Brothers Old Re...		M&T Checking	4,100.00	18,193.42
Check	10/28/2024	416	Two Brothers Old Re...		M&T Checking	2,060.00	20,253.42
Total Repairs and Maintenance						20,253.42	20,253.42
Taxes							0.00
Real Estate							0.00
Check	01/26/2024	370	Tax Collector, City of ...		M&T Checking	1,642.41	1,642.41
Check	07/09/2024	392	Tax Collector, City of ...		M&T Checking	1,642.41	3,284.82
Total Real Estate						3,284.82	3,284.82
Total Taxes						3,284.82	3,284.82
Utilities							0.00
Electric							0.00
Check	02/16/2024	DEBIT	United Illuminating		M&T Checking	3.95	3.95
Check	02/16/2024	DEBIT	United Illuminating		M&T Checking	376.96	380.91
Check	03/15/2024	DEBIT	United Illuminating		M&T Checking	3.95	384.86
Check	03/15/2024	DEBIT	United Illuminating		M&T Checking	677.07	1,061.93
Check	07/09/2024	389	United Illuminating		M&T Checking	385.75	1,447.68
Check	08/13/2024	397	United Illuminating		M&T Checking	411.74	1,859.42
Check	08/16/2024	DEBIT	United Illuminating		M&T Checking	900.00	2,759.42
Total Electric						2,759.42	2,759.42
Gas							0.00
Check	03/15/2024	DEBIT	Southern CT Gas		M&T Checking	345.23	345.23
Check	03/21/2024	378	Southern CT Gas		M&T Checking	298.06	643.29
Deposit	04/24/2024	DEP		Refund	M&T Checking	-254.91	388.38
Total Gas						388.38	388.38

9:29 AM

12/05/24

Accrual Basis

**3300 Park Avenue
General Ledger
As of October 31, 2024**

Type	Date	Num	Name	Memo	Split	Amount	Balance
Water/Sewer							0.00
Check	03/21/2024	377	Aquarion		M&T Checking	153.21	153.21
Check	07/09/2024	391	WPCA		M&T Checking	6.72	159.93
Check	10/08/2024	406	WPCA		M&T Checking	39.77	199.70
Total Water/Sewer						199.70	199.70
Total Utilities						3,347.50	3,347.50
Interest Income							0.00
Deposit	01/31/2024			Interest	Reserve - M&T ...	-1.02	-1.02
Deposit	02/29/2024			Interest	Reserve - M&T ...	-0.96	-1.98
Deposit	03/31/2024			Interest	Reserve - M&T ...	-1.02	-3.00
Deposit	04/30/2024			Interest	Reserve - M&T ...	-0.93	-3.93
Deposit	05/31/2024			Interest	Reserve - M&T ...	-1.04	-4.97
Deposit	06/30/2024			Interest	Reserve - M&T ...	-1.01	-5.98
Deposit	07/31/2024			Interest	Reserve - M&T ...	-1.09	-7.07
Deposit	08/31/2024			Interest	Reserve - M&T ...	-1.11	-8.18
Deposit	09/30/2024			Interest	Reserve - M&T ...	-1.12	-9.30
Deposit	10/31/2024			Interest	Reserve - M&T ...	-1.13	-10.43
Total Interest Income						-10.43	-10.43
Miscellaneous Income							0.00
Stmt Charge	01/12/2024		28 - Paul Krubiner		Accounts Recei...	-100.00	-100.00
Deposit	03/31/2024			Change in val...	Reserve - JP M...	-361.26	-461.26
Deposit	06/30/2024			Change in val...	Reserve - JP M...	-373.78	-835.04
Total Miscellaneous Income						-835.04	-835.04
TOTAL						0.00	0.00